

CITY OF ROCHESTER
30 CHURCH STREET

ZONING BOARD OF APPEALS
MEETING WITH STAFF: 8:45 AM - 9:30 AM
CONFERENCE ROOM 223B

Cases 1-7 Public Hearing Begins: 9:30 AM
CITY COUNCIL CHAMBERS 302A

***REVISED**

January 21, 2016

I. Meeting with Staff

II. Public Hearing

Case: **1**
File Number: V-039-15-16
Case Type: Area Variance
Address: 1168 Dewey Avenue
Zoning District: C-1 Neighborhood Center District
Applicant: Waled Alsalahi
Purpose: To legalize the conversion of approximately 600 square feet of Laundromat space to high-impact retail space, an expansion of a nonconforming use.

Code Section: 120-199
SEQR: Unlisted (Lead Agency: Zoning Board)
Enforcement: Yes

Case: **2**
File Number: V-040-15-16
Case Type: Area Variance
Address: 715, 731, and 737 West Main Street
Zoning District: C-2 Community Center District
Applicant: Bill Burwood
Purpose: To construct a high impact retail store (Family Dollar) that exceeds the maximum 6,000 square foot permitted for a principal structure in the C-2 zone, and that does not meet the rear yard setback requirement **nor certain city-wide design standards.**

Code Section: 120-45B, 120-44C; **120-159**
SEQR: Unlisted (Lead Agency: Director of Planning & Zoning)
Enforcement: No

Case: **3**
File Number: V-041-15-16
Case Type: Area Variance
Address: 1661 North Clinton Avenue
Zoning District: M-1 Industrial District
Applicant: Joseph Santacroce
Purpose: To expand the existing driveway of a two family dwelling on a parcel that also contains an auto repair shop in the rear yard, thereby creating front yard parking.
Code Section: 120-173
SEQR: Unlisted (Lead Agency: Zoning Board)
Enforcement: No

Case: **4**
File Number: V-042-15-16
Case Type: Area Variance
Address: 320 Castleman Road
Zoning District: R-1 Low-Density Residential District
Applicant: David Blauth
Purpose: To legalize the driveway expansion of a two-family dwelling, thereby resulting in front yard parking.
Code Section: 120-173
SEQR: Type II
Enforcement: Yes

Case: **5**
File Number: V-043-15-16
Case Type: Area Variance
Address: 37 Eagle Street
Zoning District: R-3 High-Density Residential District
Applicant: Matthew Denker & Laura Beth Lincoln
Purpose: To waive certain lot, area, and yard requirements associated with the construction of a two-family dwelling and a two-car garage with a studio apartment above.
Code Section: 120-28
SEQR: Type II
Enforcement: No

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Case: 6
File Number: V-044-14-15
Case Type: Area Variance
Address: 114 Field Street
Zoning District: R-1 Low-Density Residential District
Applicant: Daniel P. Green
Purpose: To convert the first floor commercial space into two apartments, not meeting certain dwelling unit conversion standards.
Code Section: 120-166
SEQR: Unlisted (Lead: Director of Planning & Zoning)
Enforcement: No

Case: 7
File Number: V-045-14-15
Case Type: Area Variance
Address: 10 Prince Street
Zoning District: R-3 High-Density Residential District
Applicant: Ray Trotta
Purpose: To convert a former school building to twelve apartments, not meeting certain dwelling unit conversion standards.
Code Section: 120-166
SEQR: Unlisted (Lead: Zoning Board)
Enforcement: No